



DAVID
BURR

CORNERWAYS
ASSINGTON, SUFFOLK

Colchester North Station 10 miles, train journey time to London Liverpool Street from 50 minutes. A12 9 miles, Sudbury Town Centre 5 miles. Stansted Airport approximately 57-minute drive.

- Detached individual home
- Four generously sized bedrooms
- Flexible bedroom layout allowing for ensuite principal room or two bathrooms
- Sitting room and family room
- Large rear extension creating a bright, open-plan kitchen and dining space
- Separate utility room and ground-floor cloakroom
- Prominent village-centre position within highly regarded Assington
- Driveway offering ample off-road parking
- Integral double garage with scope for extension
- Wrap around gardens
- Sought-after location with amenities, countryside walks, and strong transport links
- **CHAIN FREE** property ready to move into

Cornerways

Assington, Suffolk

Cornerways is an attractive detached home in the heart of Assington, featuring a stunning rear extension with a bright kitchen-dining area opening onto a sitting room with panoramic garden views, alongside four generous bedrooms and flexible living spaces. The property also benefits from a double garage, ample parking, and a sought-after village location.



SITUATION

Assington is a sought-after Suffolk village, celebrated for its vibrant community spirit, attractive surroundings, and convenient access to neighbouring towns such as Sudbury and Colchester. The village itself offers local amenities including a newly refurbished pub, village shop, café and numerous country walks, making it an excellent choice for families, commuters, and those seeking a balance of countryside living with modern convenience.

Residents also benefit from excellent transport links, with mainline railway services to London Liverpool Street available from nearby Sudbury and Colchester. The area is well served by reputable schools and offers a range of leisure opportunities, from cycling and walking routes through Constable Country to the cultural and retail amenities of the nearby market towns.

DESCRIPTION

Situated in a prominent position at the heart of the highly regarded village of Assington, Cornerways is a distinctive detached residence that has been thoughtfully extended and well maintained. A large rear extension has created a bright and spacious kitchen-dining area which seamlessly opens onto the sitting room. A large bow window displays views across the gardens, whilst a sliding patio door gives direct access to the terrace.

The original living room offers generous proportions, complemented by dual-aspect windows to both the front and rear. Upstairs, there are four well-sized bedrooms, with an ensuite to the principal bedroom or and additional family bathroom. Additional conveniences include a separate utility space and a ground-floor cloakroom, enhancing the practicality of the home.

The property further benefits from an integral double garage and block paved driveway, providing ample parking.

There is scope for additional extension if desired subject to necessary planning permissions.

The property is offered **CHAIN FREE**.

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

POSTCODE: CO10 5LJ

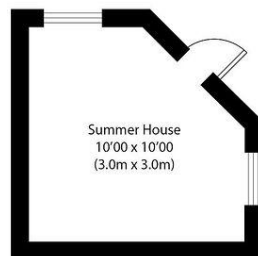
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

EPC RATING: D. A copy of the energy performance certificate is available on request.

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.





Approximate Gross Internal Area
Main House 2115 sq ft (196 sq m)
Outbuilding 100 sq ft (9 sq m)
Total 2215 sq ft (206 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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